

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Chesaco Avenue, 448 ft. +/-	* ZONING COMMISSIONER
N of c/l Camhill Drive	
1515 Chesaco Avenue	* OF BALTIMORE COUNTY
14th Election District	
7th Councilmanic District	* Case No. 96-243-A
Giuseppe Sano, et ux, et al	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Giuseppe Sano, Fortunata Sano, his wife, and Antoinette Brush for that property known as 1515 Chesaco Avenue in the Camelot subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 9 inches in lieu of the required 7.5 ft. for a carport in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

1/18/96
[Signature]


MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of January, 1996 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 9 inches in lieu of the required 7.5 ft., for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 1/18/96
By M. Howard

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 17, 1996

Mr. and Mrs. Giuseppe Sano
Ms. Antoinette Brush
1515 Chesaco Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Zoning Variance
Case No. 96-243-A
Property: 1515 Chesaco Avenue

Dear Mr. and Mrs. Sano and Ms. Brush:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mr. Frank Brush, 7420 Greenbank Road, Balto.Md. 21220





Petition for Administrative Variance

96-243-A

to the Zoning Commissioner of Baltimore County

for the property located at 1515 Chesaco Avenue 21237

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 & 301.1A; BCZR, To

PERMIT A SIDEYARD SETBACK OF 9" IN LIEU OF THE
REQUIRED 7.5' FOR A CARPORT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical Difficulty- Desire to cover parking pad connected to side of existing dwelling with a carport that will extend 12'3"± from the existing dwelling and the property line is 13'± from the existing dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

Giuseppe Sano

(Type or Print Name)

Signature

Fortunata Sano

(Type or Print Name)

Signature

Antoinette Brush

1515 Chesaco Avenue 866-6445

Address

Phone No.

Baltimore

MD

21237

City

State

Zipcode

Name, Address and phone number of representative to be contacted

FRANK BRUSH

Name

7420 GREENBANK RD

Address

335-3655

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JUM

DATE:

12-11-95
12-24

ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #:

246

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1515 Chesaco Avenue
address
Baltimore MD 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical Difficulty- Desire to cover parking pad connected
to side of existing dwelling with a carport that will
extend 12'3" \pm from the existing dwelling and the property
line is 13' \pm from the existing dwelling.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Giuseppe Sano
(signature)
Giuseppe Sano
(type or print name)



Fortunata Sano
(signature)
Fortunata Sano
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

Antoinette Brush
(signature)
Antoinette Brush
(type or print name)

I HEREBY CERTIFY, this 12TH day of DECEMBER, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GIUSEPPE SANO, FORTUNATA SANO AND ANTOINETTE BRUSH

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12/12/95
date

Sherman C. Nichols
NOTARY PUBLIC

My Commission Expires: 3/1/98

MICROFILMED

ZONING DESCRIPTION FOR 1515 Chesaco Avenue 21237

96-243-A

Beginning at a point on the EAST side of Chesaco Avenue which is 70 feet wide at the distance of 448.49 feet NORTH of the centerline of the nearest improved intersecting street Camhill Drive which is 50 feet wide. Being Lot #2, Block A, Section # 11 in the subdivision of Camelot as recorded in Baltimore County Plat Book #36, Folio #30, containing 6,240 square feet. Also known as 1515 Chesaco Ave and located in the 14th Election District, 7th Councilmanic District.

#246

MICROFILMED

14th District

Posting

Variance

Giuseppe & Fortunata Sono & H. Brust

1515 Chas are Hwy, E/S

Postd off Property, facing road way

Postd 12/24/95

96-243-A

Return

12/29/95

[Signature]

4-246
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

011170

96-243-A

DATE 12-13-95 ACCOUNT R001-6150

AMOUNT \$ 85.00

RECEIVED FROM: GIUSEPPE SAND - 1515 CHESAPE RO.

ADAM J. (010) 50.00
DESIKAY (090) 35.00

FOR: 85.00

RECEIVED
12-13-95 12:13 PM
12-13-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 246 Petitioner: Giuseppe Sano
Location: 1515 Chesaco Avenue 21237

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Giuseppe Sano
ADDRESS: 1515 Chesaco Avenue
Baltimore, MD 21237

PHONE NUMBER: 410-866-6445 (Home) Retired- no work no.

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Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____
acreage square feet

public private
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-243-A (Item 246)
1515 Chesaco Avenue
E/S Chesaco Avenue, 448' +/- N of c/l Camhill Drive
14th Election District - 7th Councilmanic
Legal Owner: Giuseppe & Fortunata Sano and Antoinette Brush

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 24, 1995. The closing date (January 8, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Giuseppe Sano, et al
Frank Brush

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 5, 1996

Mr. and Mrs. Giuseppe Sano
1515 Chesaco Avenue
Baltimore, MD 21237

RE: Item No.: 246
Case No.: 96-243-A
Petitioner: G. Sano, et ux

Dear Mr. and Mrs. Sano:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 29, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for January 2, 1996
Items 243, 244, 245, 246, 247, 248 and 249

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

RECEIVED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-22-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 246 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1515 CHESACO AVE

see pages 5 & 6 of the CHECKLIST for additional required information

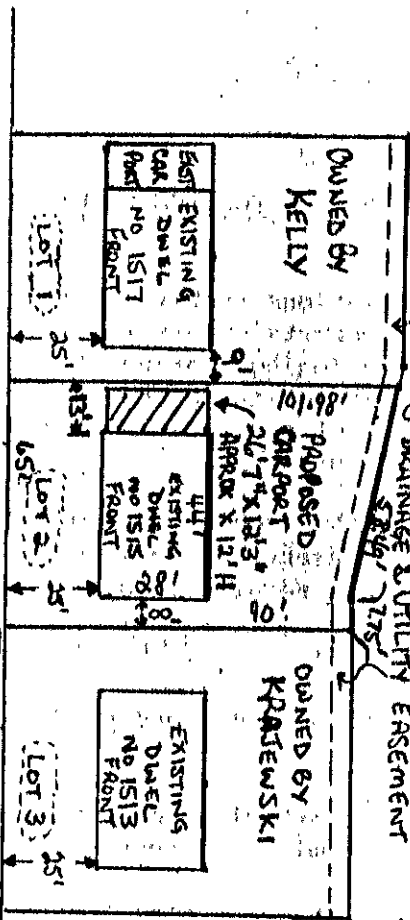
Subdivision name: CAMELOT

plat book# 36, folio# 30, lot# 2, section# 11A

96-243-A

OWNER: GIUSEPPE & FORTUNATA SANO AND ANTOINETTE BRUSH

Ref No 1



CHESACO AVENUE
(70' R/W, 50' PAVING)

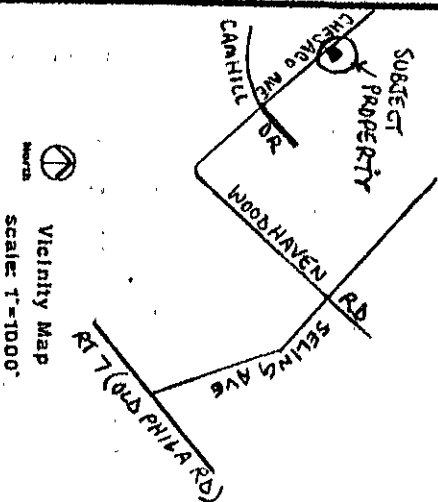
4484th St to E
of Camhill Drive



North

date: _____
prepared by: _____

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District

14th

Councilmanic District

7th

T=200' scale map#: NE 3E

Zoning: DR 5.5

Lot size: .143 6340

acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: NONE

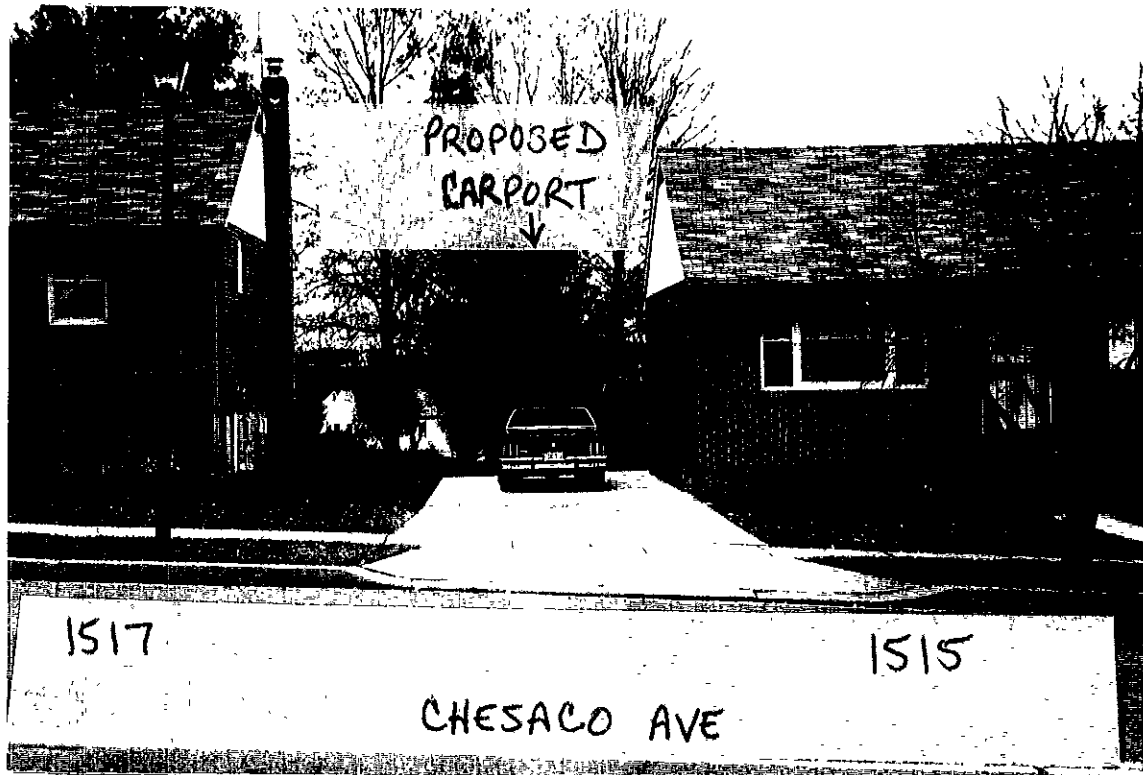
Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

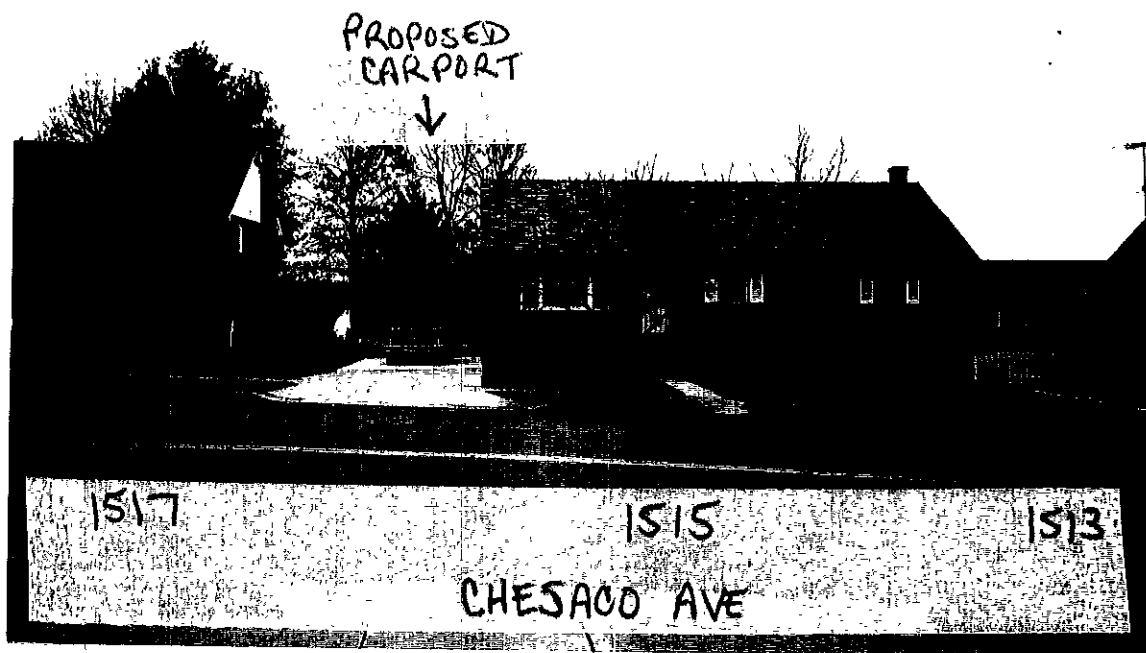
SCM 246

MICROFILMED

96-243-A



Sano
1515
Chesaco
Ave.



96-243-A

Sams

1515

Chesaco Ave.



1517 CHESACO AVE

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Chesaco Avenue, 448 ft. +/-
N of c/l Camhill Drive
1515 Chesaco Avenue
14th Election District
7th Councilmanic District
Giuseppe Sano, et ux, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-243-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Giuseppe Sano, Fortunata Sano, his wife, and Antoinette Brush for that property known as 1515 Chesaco Avenue in the Camelot subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 9 inches in lieu of the required 7.5 ft. for a carport in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of January, 1996 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 9 inches in lieu of the required 7.5 ft., for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 17, 1996

Mr. and Mrs. Giuseppe Sano
Ms. Antoinette Brush
1515 Chesaco Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Zoning Variance
Case No. 96-243-A
Property: 1515 Chesaco Avenue

Dear Mr. and Mrs. Sano and Ms. Brush:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

encl.
cc: Mr. Frank Brush, 7420 Greenbank Road, Balto.Md. 21220



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1515 Chesaco Avenue 21237
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 1B02.3.C.1 & 301.1.A, BCZR, to

PERMIT A SIDEYARD SETBACK OF 9" IN LIEU OF THE REQUIRED 7.5' FOR A CARPORT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
Practical Difficulty- Desire to cover parking pad connected to side of existing dwelling with a carport that will extend 12'3" from the existing dwelling and the property line is 13' from the existing dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
Giuseppe Sano
Fortunata Sano
Antoinette Brush
1515 Chesaco Avenue
Baltimore, MD 21237
Phone No. 866-6445
Frank Brush
7420 Greenbank Rd
Baltimore, MD 21220
Phone No. 335-3655

A Public Hearing having been requested and/or held to be requested, it is ordered by the Zoning Commissioner of Baltimore County, this 17th day of January, 1996, that the subject matter of this petition be set for a public hearing, to be held on the 18th day of January, 1996, at 4:00 PM, in the Zoning Hearing Room, 400 Washington Avenue, Towson, Maryland 21204, and that the present be reported to the Zoning Commission of Baltimore County.

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at:
1515 Chesaco Avenue
Baltimore, MD 21237

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
Practical Difficulty- Desire to cover parking pad connected to side of existing dwelling with a carport that will extend 12'3" from the existing dwelling and the property line is 13' from the existing dwelling.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Giuseppe Sano
Fortunata Sano
Antoinette Brush
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 17th day of December, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GIUSEPPE SANO, FORTUNATA SANO AND ANTOINETTE BRUSH
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
12/12/95
My Commission Expires: 3/1/98

ZONING DESCRIPTION FOR 1515 Chesaco Avenue 21237 96-243-A

Beginning at a point on the EAST side of Chesaco Avenue which is 70 feet wide at the distance of 448.49 feet NORTH of the centerline of the nearest improved intersecting street Camhill Drive which is 50 feet wide. Being Lot #2, Block A, Section # 11 in the subdivision of Camelot as recorded in Baltimore County Plat Book #36, Folio #30, containing 6,240 square feet. Also known as 1515 Chesaco Ave and located in the 14th Election District, 7th Councilmanic District.

14th District
Variation
Giuseppe & Fortunata Sano & A. Brush
1515 Chesaco Ave, Bk
Postd on Property, facing roadway

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 12-13-95 ACCOUNT 9001-6130
AMOUNT \$ 85.00
RECEIVED FROM: GIUSEPPE SANO - 1515 CHESACO RD.
FOR: 85.00
BALANCE 0.00
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

- PAYMENT WILL BE MADE AS FOLLOWS:
- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:
Item No.: 246 Petitioner: Giuseppe Sano
Location: 1515 Chesaco Avenue 21237
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Giuseppe Sano
ADDRESS: 1515 Chesaco Avenue
Baltimore, MD 21237
PHONE NUMBER: 410-866-6445 (Home) Retired- no work no.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-243-A (Item 246)
1515 Chesaco Avenue
S/2 Chesaco Avenue, 488 1/2' N of c/a Canhill Drive
14th Election District - 7th Councilmanic
Legal Owner: Giuseppe & Fortunata Sano and Antoinette Brush

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before December 24, 1995. The closing date (January 8, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notices of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Giuseppe Sano, et al
Frank Brush



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 5, 1996

Mr. and Mrs. Giuseppe Sano
1515 Chesaco Avenue
Baltimore, MD 21227

RE: Item No.: 246
Case No.: 96-243-A
Petitioner: G. Sano, et ux

Dear Mr. and Mrs. Sano:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Dec. 29, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for January 2, 1996
Items 243, 244, 245, 246, 247, 248 and 249

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 246 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning Variance Special Hearing
PROPERTY ADDRESS: 1515 CHESACO AVE
Subdivision name: CAMELOT
plat books 30, lot 2, section 11A 96-243-A
OWNER: GIUSEPPE & FORTUNATA SANO AND ANTOINETTE BRUSH

2/16/01

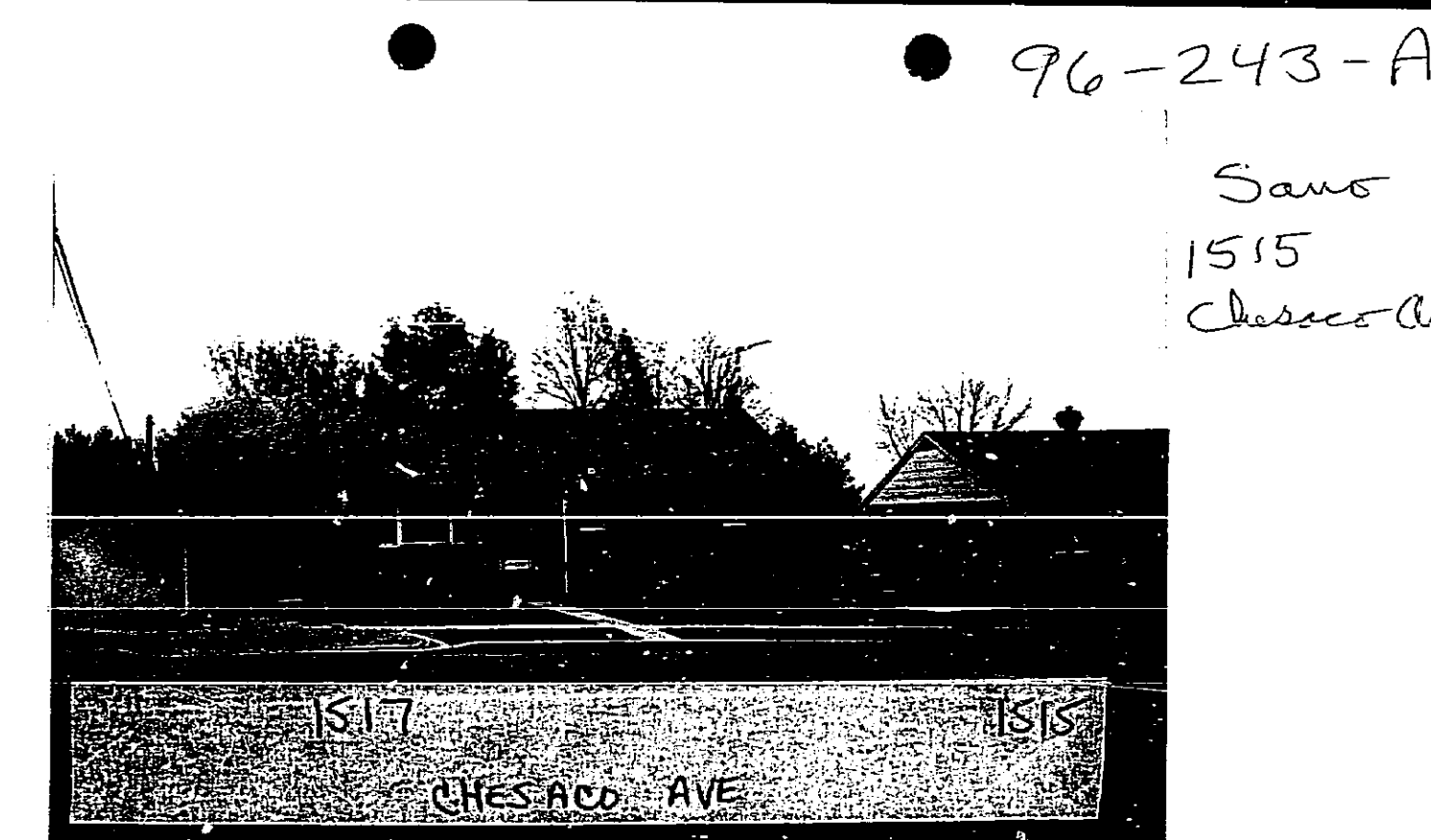
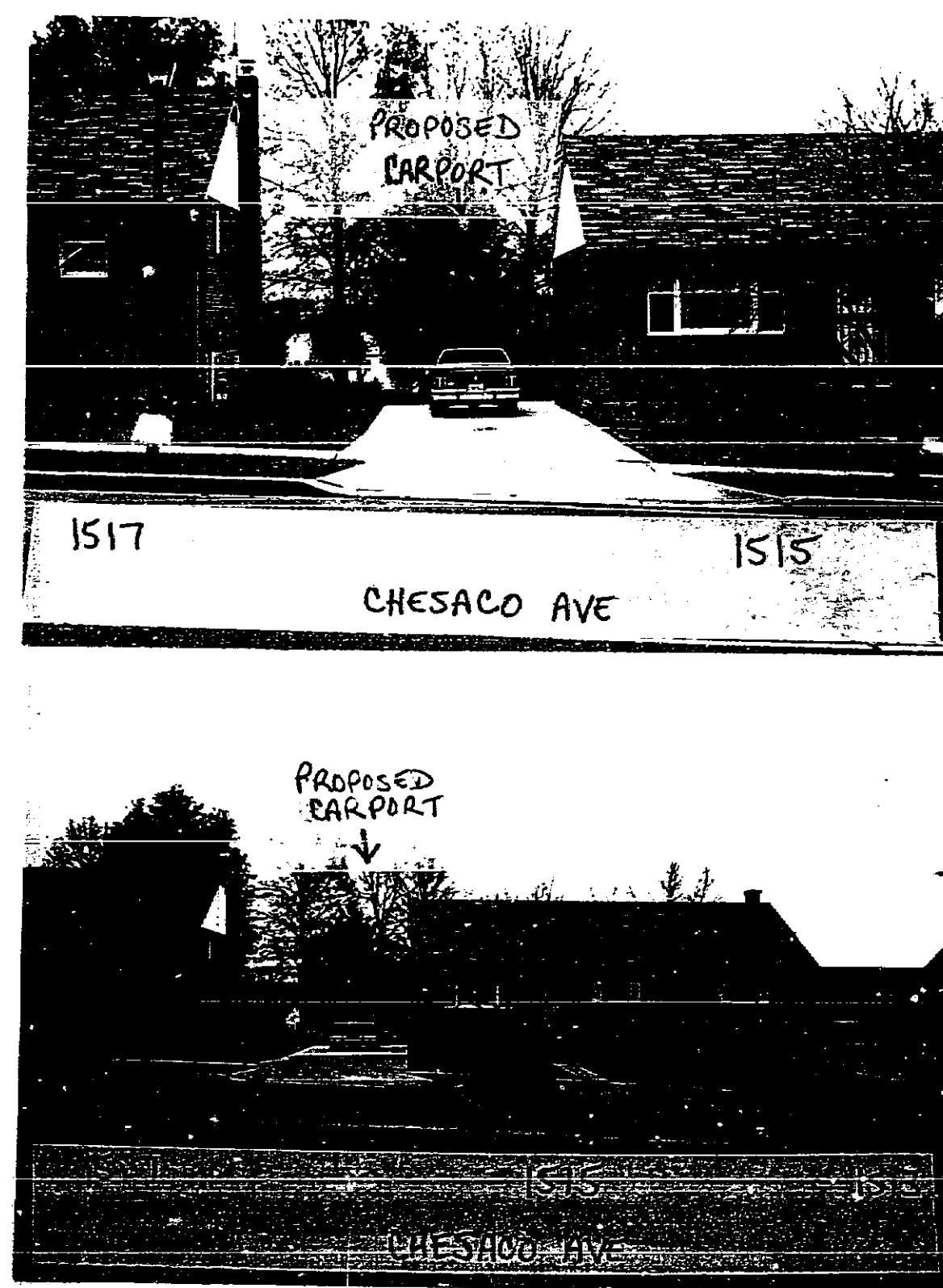
OWNED BY KELLY
OWNED BY KRZEWINSKI

CHESACO AVENUE
(70' R/W, 50' PAVING)

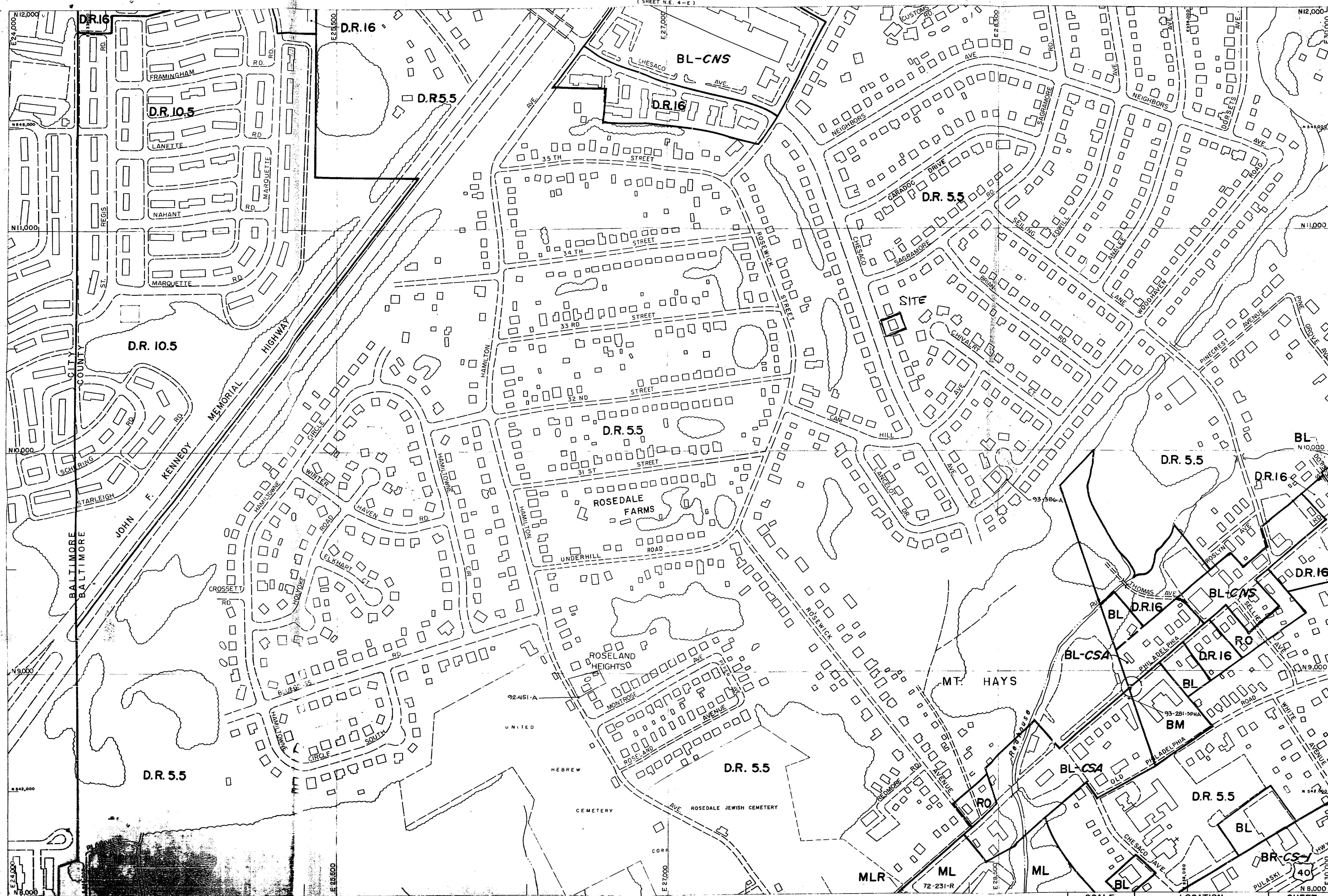
448.44' To E
OF CANHILL DRIVE

LOCATION INFORMATION
Election District: 14th
Councilmanic District: 7th
T-200' scale map: NE 3E
Zoning: DR 5.5
Lot size: .143 6340 square feet
SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: JCM CASE#: 246



246



J-NE T-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21213

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ROSEDALE

SHEET
N. E.
3-E

SAND 1515 CHESAPEAKE AVE

96-2413-A



246

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
96-243-A PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ROSEDALE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		3-E